

Planning Board Minutes 02/16/2016

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MONSON PLANNING BOARD MINUTES FEBRUARY 16, 2016

MEMBERS PRESENT: Kevin Haley Paul Hatch Karen King and Marilyn Gorman Fil.

MEMBERS ABSENT: Craig Sweitzer and Tara Hengeveld.

7:00 The minutes of January 19, 2016 could not be accepted and were tabled.

Dan Laroche stated after the meeting last month he researched more up to date information regarding home occupations. The American Planning Association published an issue in September 2006 Modernizing Zoning for Home Occupations and it provides information on how other communities handle zoning with regard to home occupations and how home occupations are defined. The question is what does Monson want? At the moment home occupations are allowed by right, and there is very little oversight with regard to the times of operation, types of vehicles and number of vehicles on the property. When the Zoning Enforcement Officer responds to a complaint and is requested to do something it is difficult to enforce regulations.

Karen King stated the changes proposed previously met with a lot of criticism from the general public.

Dan Laroche questioned how to find a balance between encouraging economic development and responding to those residents who have legitimate concerns. Whatever the Board proposes it has to pass a 2/3 favorable vote at Town Meeting. Most of the concerns that are reported to the Zoning Enforcement Officer revolve around number of vehicles, size and type of vehicles, noise both in general and early morning and late evening, parking on the street and odor.

Karen King stated she would agree that these are legitimate concern.

Kevin Haley stated he was in favor of a bylaw that stands the test of time. The last proposal looked at the uses that would be allowed by right and those that would require a special permit, instead this time look at the visibility and potential nuisance factor of the home occupation.

Dan Laroche stated the bylaws have performance standards for a business operating in the General Commercial, Central Commercial and Industrial zoning districts why not have performance standards for a business that is operating in a Village Residential or Rural Residential zoning district. Instead of defining a home occupation define how it is supposed to operate.

Paul Hatch stated a business operated as a home occupation should not affect neighbors in any way.

Dan Laroche stated the addition of Home Occupations to Section 5.1 Performance Standards for General and Central Commercial and Industrial Uses would address signage, light, noise, offensive odor, and visibility.

Dan Laroche advised the Board to hold a separate public hearing to remove language from the Zoning Bylaws relating to dwellings and housekeeping facilities for employees and non-paying guests in an accessory building, each amendment to the Zoning Bylaws would stand on its own.

Paul Hatch stated he would not be available for the meeting in March.

Kevin Haley stated he would not be available for the meeting in April.

Paul Hatch questioned if Ms. Gorman-Fil would be available for the meetings in March and April?

Marilyn Gorman-Fil stated she would.

7:55 Paul Hatch moved to adjourn.

Karen King seconded the motion.

It was so voted, unanimous.

Respectfully submitted,

Linda A. Hull